WARRANTY DEED

Bill Garrett Davidson County
Batch# 97532 **DEEDWARR**
05/29/2018 10:04:56 AM 3 pgs
Fees: $18.00 Taxes: $580.90

20180529-0050767

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2018

I.M. [illegible]
Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdul Kasim Seidqi	Abdul Kasim Seidqi	14909006600
(NAME)	(NAME)	
107 Stream Valley Blvd.	107 Stream Valley Blvd.	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas Wei-Chung Chang and wife, Lan-Ju Chang,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abdul Kasim Seidqi,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Hazelwood, Section 10 of record in Plat Book 3842, Page 232, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas Wei-Chung Chang and wife, Lan-Ju Chang from Melvin E. Motley and Sheila Motley by Warranty Deed of record in Instrument No. 20050920-0112875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4668 Dowdy Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 21st day of May, 2018.

Thomas Wei-Chung Chang

Lan-Ju Chang

State of California
County of Los Angeles

Personally appeared before me Thomas Wei-Chung Chang and Lan-Ju Chang, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2018

Notary Public

My Commission Expires: July 2, 2020

File No. 13030

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 21ST MAY, 2018 before me, BRENDA CHIU / NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared THOMAS WEI CHUNG CHANG
Name(s) of Signer(s)
LANJU CHANG,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brenda Chiu
Signature of Notary Public

BRENDA CHIU
Notary Public - California
Los Angeles County
Commission # 2155774
My Comm. Expires Jul 2, 2020

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 5-21-2018
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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